

140.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

808,600 / 808,600

USE VALUE:

808,600 / 808,600

ASSESSED:

808,600 / 808,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	GRAGOUADAS NICHOLAS	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 49 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CARROLL THOMAS J JR/TRS -
Owner 2:	MOCCIA TRUST -
Street 1:	49 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	80.	1.26	9									441,263						441,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										89996
Entered Lot Size										GIS Ref
										GIS Ref
Total Land:										Insp Date
										11/29/17

Total Card / Total Parcel
808,600 / 808,600
808,600 / 808,600
808,600 / 808,600



USER DEFINED

Prior Id # 1:	89996
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:04:59
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID							
140.0-0003-0003.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	101	FV	276,500	0	4,386.	441,300	717,800
2019	101	FV	219,200	0	4,386.	413,700	632,900
2018	101	FV	219,300	0	4,386.	342,000	561,300
2017	101	FV	219,300	0	4,386.	314,400	533,700
2016	101	FV	219,300	0	4,386.	286,800	506,100
2015	101	FV	207,000	0	4,386.	281,300	488,300
2014	101	FV	207,000	0	4,386.	261,400	468,400
2013	101	FV	207,000	0	4,386.	248,800	455,800

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CARROLL THOMAS	1559-92	1	7/2/2020		905,000	No	No					
MOCCIA PATRICIA	1333-93		2/20/2007	Family		1	No	No				
CARROLL JANE/TR	1233-186		2/22/2001	Family	175,000	No	No					
CARROLL JANE	1203-67		4/9/1999	Convenience		No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2007	251	Manual	2,000					replace fr porch f
9/12/2001	642	Foundati	600	C				5X6 FOUNDATION
7/15/2001	453	Porch	400	C				REMOVE 7X7-BUILD 5

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
11/29/2017	Meas/Inspect	HS	Hanne S
11/13/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Full Bath: 1	Rating: Very Good					8	5	WDK						
		Total: 1	A Bath:	Rating:					8	8							
Foundation: 3 - BrickorStone			3/4 Bath:	Rating:													
Frame: 1 - Wood			A 3QBth:	Rating:					5	FFL	21						
Prime Wall: 1 - Wood Shingle			1/2 Bath: 1	Rating: Very Good					28		7						
Sec Wall: %			A HBth:	Rating:													
Roof Struct: 2 - Hip			OthrFix:	Rating:													
Roof Cover: 1 - Asphalt Shgl			OTHER FEATURES			RESIDENTIAL GRID											
Color: WHITE			Kits: 1	Rating: Very Good		1st Res Grid	Desc: Line 1	# Units: 1									
View / Desir:			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
GENERAL INFORMATION			Fpl: 1	Rating: Average		Other											
Grade: C - Average			WSFlue:	Rating:		Upper											
Year Blt: 1916 Eff Yr Blt:						Lvl 2											
Alt LUC: Alt %:						Lvl 1											
Jurisdct: Fact: .						Lower											
Const Mod:						Totals	RMS: 7	BRs: 4	Baths: 1	HB: 1							
Lump Sum Adj:																	
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10. %		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster			Functional:			Interior:	1	7	4								
Sec Int Wall: %			Economic:			Additions:											
Partition: T - Typical			Special:			Kitchen:											
Prim Floors: 3 - Hardwood			Override:			Baths:											
Sec Floors: %				Total: 10.8 %		Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys:																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME			Make:	Model:		Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 140.0-0003-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N												Total Yard Items:	Total Special Features:			Total:	